



City Of Albuquerque

APPLICATION FOR SPECIAL EXCEPTION

Office of the Zoning Hearing Examiner
505.768.4503

APPLICATION INFORMATION-PLEASE PRINT

CONTACT DATA: PROFESSIONAL / AGENT NAME (FIRST, LAST) Michael Marsh TELEPHONE (INCLUDE AREA CODE) (H) 505-331-7494

MAILING ADDRESS (W) _____

CITY Albuquerque STATE NM ZIP CODE 87 (C) _____

Email: Mgm81010@gmail.com (H) _____

APPLICANT DATA: OWNER NAME (FIRST, LAST-IF ANY) (W) _____

MAILING ADDRESS (C) _____

CITY _____ STATE _____ ZIP CODE _____

Email: _____

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

STREET ADDRESS OF SPECIAL EXCEPTION 400 Washington - A SE ZIP CODE 87108

LOT(S) 1 TRACT(S) 10 BLOCK(S) 10

SUBDIVISION / ADDITION / MRGCD MAP NO. 1617057-280093 40807

UNIFORM PROPERTY CODE _____

CRITERIA FOR DECISION- I have been given the Criteria for Decision requirements. Initial Here

EXPLANATION OF REQUEST- On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

DRAWINGS OF REQUEST- ATTACH THREE (3) COPIES. Please follow instructions on the back of this form and attach the appropriate drawings.

ACKNOWLEDGEMENT- I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case.

SIGNATURE [Signature] DATE 8/10/12

ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

Category Code 900

Permit Number: 2012080248

PROJECT #: 1009390 APPLICATION #: 12 Z H E 80248

APPLICATION FOR: (CHECK AS APPROPRIATE)

- ☒ (ZHE01) Conditional Use
☒ (ZHE02) Expansion of a NonConforming Use
☐ (ZHE03) NonConforming Use / Status Established Building

☐ (ZHE04) Variance:

- ☐ Distance ☐ Setback
☐ Height ☐ Parking
☐ Size ☐ Other

SECTION NO. 14-16-2-17(B)(15) REFERENCE SECTION NO. _____

(LEGAL AD) ACTION DESCRIPTION A Conditional Use to Allow the Proposed Manufacturing and Retailing of Beer for off-premises consumption under A Small Brewers License

SECTOR DEVELOPMENT AREA: Nob Hill Highland

ZONED: CCR-3 ZONE MAP PAGE: 17 NO. OF SIGNS ISSUED: 2

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION 400 Washington

DATE OF PUBLIC HEARING 09-18-12 APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) [Signature] DATE 8/13/12

(APN) 441018/4926000 \$35.00
(CMP) 441032/3416000 \$10.00
(ZHE) 441006/3916000 \$100.00
FEE: \$145.00

Albuquerque Brewing Company

400-A Washington St. SE

Albuquerque, NM 87108

(505)-331-7494

City of Albuquerque Planning Department

This application is for a conditional use permit is submitted by Albuquerque Brewing Company for its microbrewery and taproom. This property is currently zoned CCR-3.

Albuquerque Brewing Company will manufacture beer for on premise consumption. The majority of sales will be from customers who purchase the product at a retail level. Albuquerque Brewing Company will also sell beer for off-site consumption in ½ gallon, five gallon, and fifteen gallon sealed containers.

Albuquerque Brewing Company does not expect a significant traffic change to the area since there are already similar establishments in the neighborhood.

The requested use by Albuquerque Brewing Company will not be injurious to the adjacent property, community, or the neighborhood nor will the proposed use damage surrounding structures or activities.

Albuquerque Brewing Company's retail sales hours will be from 3 PM to 10PM.

Albuquerque Brewing Company's retail activities will only take place on the premise licensed by the Alcohol and Gaming Division.

If any subsequent information is needed, please advise.

Sincerely,

Cliff Luckie, President

Albuquerque Brewing Company

A handwritten signature in dark ink, appearing to be 'CL' or 'Cliff', written in a cursive style.


400-A Washington St SE




Legend


Legend

- LATERALS
- ADULTS DRIVE
- SERVICE DRIVE
- STREET NAMES
- LOT NUMBERING
- METRO ADDRESS
- PARCELS
- 2016 AIR PHOTO
- MUNICIPAL LIMITS
- AL BOUNDARY
- CORALIS
- COB BOUNDARY
- 400 BOUNDARY
- TIERALS
- UNINCORPORATED AREAS

**CITY OF ALBUQUERQUE**
www.cabq.gov

Planning and Zoning GIS Data





LAYERS

☐ STREETS

☒ BASEMAP

☒ PARCELS

☒ METRO ADDRESS

☒ ZONING

☐ OWNERSHIP

☐ BOUNDARIES

☐ SITES

☐ ZONING CASES

☐ CASE TRACKING

☐ CASE HISTORY

☐ CELL TOWERS

☐ CENTERS

☐ CRP/ES LOCATIONS

☐ CRP/ES BUFFER

☐ CHURCHES

☐ CHURCH BUFFER

☐ SCHOOL BUFFERS

☐ LANDFILLS

☐ LANDFILL BUFFER 2

☐ CITY LANDMARKS

☐ AIR PHOTO

☒ 2010 AIR PHOTO

☐ 2008 AIR PHOTO

☐ 2006 AIR PHOTO

☐ 2002 AIR PHOTO

☐ 1999 AIR PHOTO

Refresh Map

☒ Auto Refresh

Help:

Closed group, click to open.

Locate Results

#	Address	Score
1	400 WASHINGTON ST SE	100
2	400 WASHINGTON ST SE	53
3	400 WASHINGTON ST SE	52

Pan

[SEARCH](#)

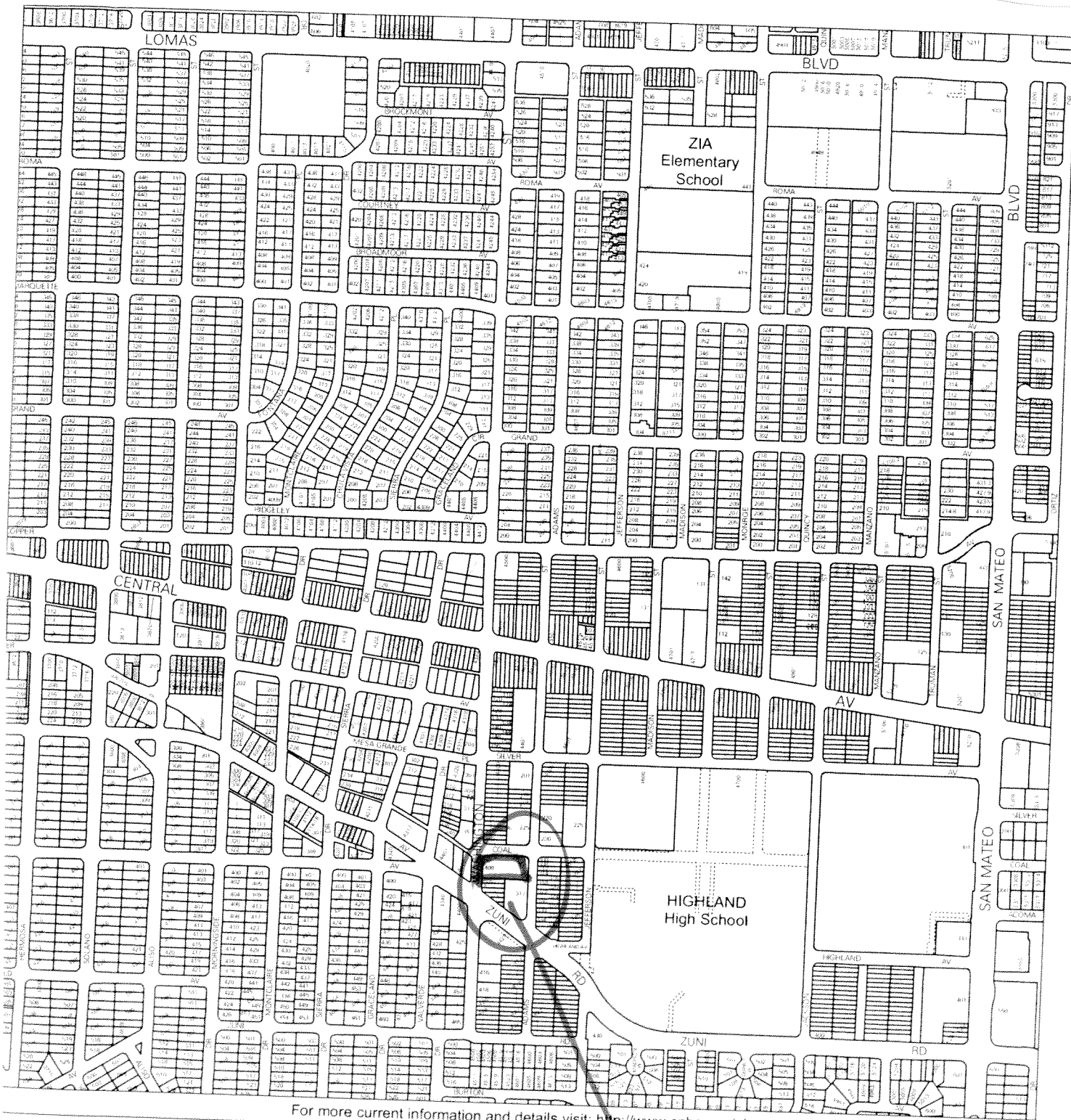
[REFRESH](#)

[HELP](#)

[INDEX PAGE](#)

[CONTACT](#)

- (13) Park-and-ride joint-use facilities, if it is determined that under the conditions imposed there will not be a shortage of on-site parking for the activities on the site; in such situations, no parking variance is required.
- (14) Pony riding without stables, provided it is located at least 300 feet from a dwelling which is a conforming use.
- (15) Retail sale of alcoholic drink for consumption off premises, where the portion of the building used for such business is within 500 feet of a residential zone, provided such sales shall not include the sale of broken packages or the following packages within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space except the retailing of alcoholic drink, for on or off premise consumption, within 500 feet of a community residential program or hospital for treatment of substance abusers, is prohibited pursuant to § 14-16-3-12(A)(11) ROA 1994 and further provided that such sales shall not include:
 - (a) distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters;
 - (b) beer, as defined in the New Mexico Liquor Control Act, in any single container; and
 - (c) fortified wines with a volume of alcohol of more than 13.5 percent.
- (16) Public utility structure which is not permissive.
- (17) Retail business in which products may be manufactured, compounded, processed, assembled, or treated, as an accessory use, including carpentry, plumbing, sheet-metal working, upholstery, sign painting, making of metal stamps, catering, baking, confectionery making, or jewelry or curio making, provided:
 - (a) All activities are conducted within a completely enclosed building.
 - (b) The number of persons engaged in the manufacturing, processing, assembling, or treating of products is limited to ten, excluding office, clerical or delivery personnel.
 - (c) Activities or products are not objectionable due to odor, dust, smoke, noise, vibration, or other cause.
- (18) Tire recapping or retreading, provided:
 - (a) The activity is incidental to the major use and is conducted within a completely enclosed building.
 - (b) Outdoor storage of tires is enclosed by a solid wall or fence at least six feet high.
 - (c) Tires stored outdoors may not be stacked above the plane established by the top of the required surrounding wall.
- (19) Transfer or storage of household goods, provided:
 - (a) Parking and maneuvering of trucks is permitted only off the street in an off-street parking area as regulated by this article.

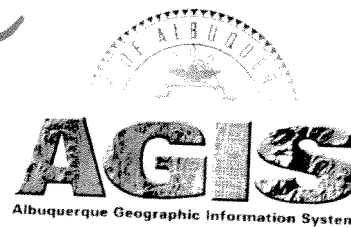


For more current information and details visit: <http://www.cabq.gov/gis>

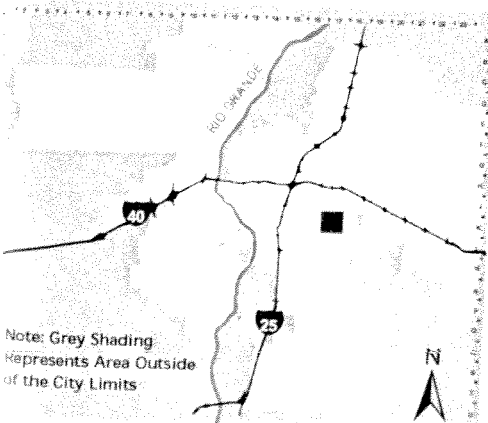
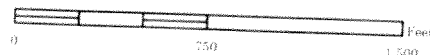
Address Map Page:

K-17-Z *Site*

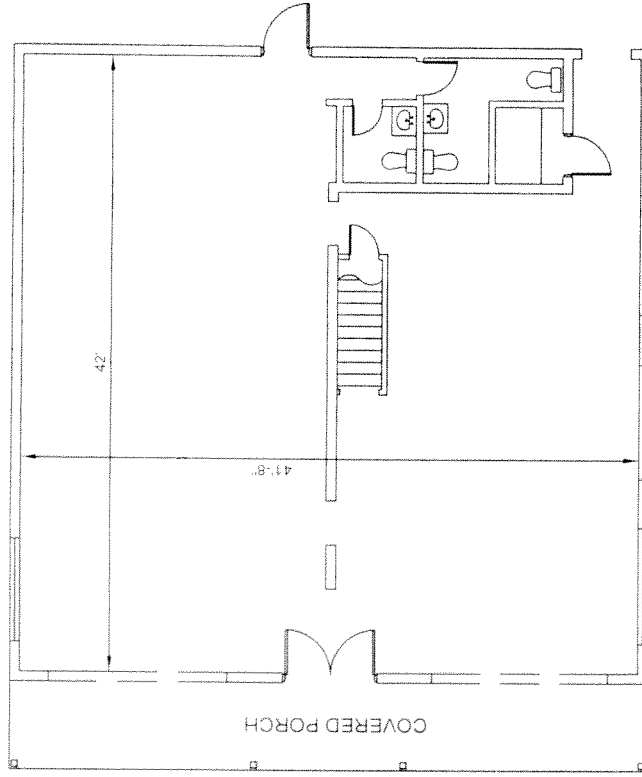
Map amended through: 3/29/2010



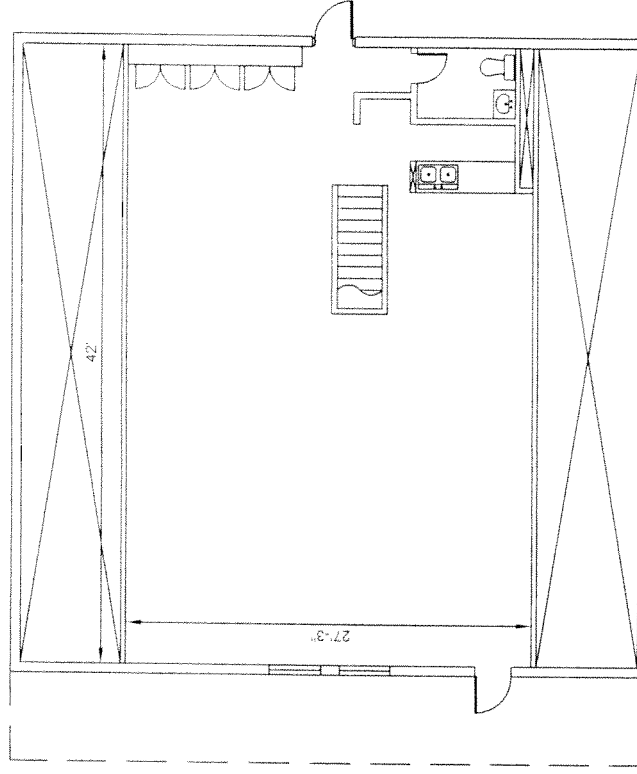
These addresses are for informational purposes only and are not intended for address verification.



Note: Grey Shading Represents Area Outside of the City Limits



1,750 SF
10' 4" Ceiling



1,145 SF

2,895 SF TOTAL



400-A WASHINGTON SE